



Apartment Five-bedroom (6+kk)

Rented

273 m², Praha 6, Bubeneč, Na Marně





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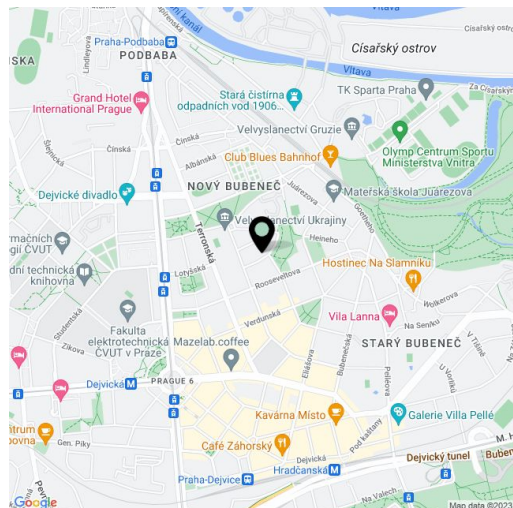
273 m², Praha 6, Bubeneč, Na Marně

Total area	282 m ²
Floor area*	273 m ²
Terrace	9 m ²
Parking	Two garage parking spaces.
Garage	Yes
Cellar	Yes
Service price	Deposit for building charges and utilities incl. Internet CZK 22,000/month.
PENB	B
Reference number	100991
Available from	Immediately

This premium 5-bedroom 4-bathroom modern apartment with a terrace is in a prestigious location adjacent to Willy Brandt Park. Situated on the second floor of the newly meticulously renovated Villa Marna residence, incl. a new extension facing the garden. Set in a pleasant quiet corner of a green residential neighborhood in Bubeneč, Prague 6, within walking distance of Stromovka Park and the Hradčanská and Dejvická metro stations with full amenities in the area. Convenient access to the airport and international schools, very quick connection to the city center. The home boasts an elevator, a camera system, and underground parking.

The interior features a spacious living room with a dining area, fully integrated kitchen, and **terrace**, five bedrooms, four bathrooms, an additional separate toilet, a utility room, and an entrance hall.

Other features include top-standard facilities and materials, **direct access by elevator** from the garage to the apt., **hardwood floors**, **travertine tiling** in the bathrooms, Villeroy & Boch bathroom fixtures, security entry door, custom-made built-in wardrobes and storage, **Küppersbusch kitchen appliances**, **ecological system** of wall heating and cooling **by a heat pump**, a washing machine, an alarm, a video entry phone, and a 7 sq. m. **cellar**. **Two garage parking spaces** included. Available from April 2023.



* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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2nd floor

BUILT IN FURNITURE AND EQUIPMENT

Apartment No. **3**



Total floor area: **272.96 m²**
Floor area of terraces: **8.62 m²**





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2nd floor

PROPOSED INTERIOR LAYOUT

Apartment No. **3**



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 Floor area of terraces: **8.62 m²**





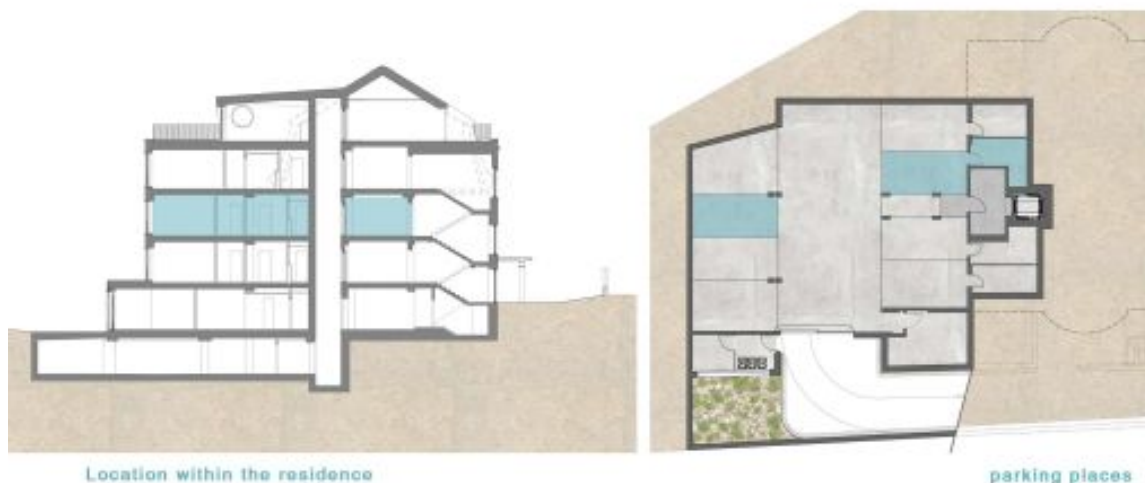
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2nd floor

Apartment No. 3



Location within the residence

parking places

Standards (of the residence):

- * Maximum privacy - each floor is occupied with only one flat.
- * Residential surroundings.
- * Secured access to the residence. Reception area.
- * Private parking places with access to the basement storage units and to the lift; electric mobile chargers available.
- * Direct access from underground parking to the lift.
- * Direct access from the lift to the entrance hall of the flat.
- * Security doors from staircase and lift included.
- * High standard luxury finishes as - travertine floors and claddings in the bathrooms. Sanitary equipment - Villeroy - Boch.
- * Apartments are equipped with high-quality wooden floors and premium Italian doors.
- * Flats are equipped with built-in customer-made furniture and kitchens. Italian design - Armony. Kitchen appliances - Küppersbusch.
- * Ecological system of wall heating and cooling powered by a heat pump is used to get maximum comfort and optimize the housing costs.

	areas	
Total floor area:	272.96	m2
Floor area of terraces:	8.62	m2
Storage area:	6.69	m2
Parking:	2	Plots